



**SPECIAL MEETING OF THE COMMON COUNCIL  
MIDDLETOWN, CONNECTICUT  
September 28, 2010  
WORKSHOP ON CHANGE OF SITE FOR PARKING GARAGE**

<b>Special Meeting</b>	A special meeting of the Common Council of the City of Middletown was held in the Council Chamber of the Municipal Building on Tuesday, September 28, 2010 at 7 p.m.
<b>Present</b>	Deputy Mayor Joseph E. Bibisi, Council Members Thomas J. Serra, Vincent J. Loffredo, Ronald P. Klattenberg, Philip J.. Pessina, Gerald E. Daley, Robert P. Santangelo, Hope P. Kasper, James B. Streeto, Deborah A. Kleckowski, and David Bauer, Corporation Counsel William Howard, Sergeant-at-Arms Acting Chief of Police Patrick McMahon, and Council Clerk Marie O. Norwood.
<b>Absent</b>	Mayor Sebastian N. Giuliano, Council Members Vincent J. Loffredo, Grady L. Faulkner, Jr., and David P. Bauer.
<b>Also Present</b>	Twenty members of the public.
<b>Meeting Called to Order</b>	Deputy Mayor Bibisi called the meeting to order at 7:07 p.m. and asks councilman Pessina to lead the recitation of the Pledge of Allegiance.
<b>Call of Meeting Read</b>	The Call of Meeting was read and accepted. Deputy Mayor Bibisi declares the Call a Legal Call and the Meeting a Legal Meeting.
<b>Waive the Rules</b>	Councilman Serra moves to waive the Council rules to allow the public to speak at a workshop; Councilman Pessina seconds the motion. The Acting Chair calls for the vote and it is unanimous to approve with nine aye votes. The Acting Chair states the matter passes unanimously.
<b>Workshop Opens</b>	<p>The Acting Chair opens the workshop on the parking garage site at 7:09 p.m.</p> <p>Tom Hartley, Director of Parking begins workshop in discussing the parking garage location, he would like to address in the presentation the parking facility that is existing and the need for improvements at the parking facility and where the money will come from. Both the Arcade and Melilli sites were assessed in the initial review and both could use additional parking. Losing the parking at the Arcade, they can only mitigate a third of the lose. The Melilli has public use restrictions. Choosing the Melilli site leaves flexibility for development at the corner of Dingwall and deKoven as they take off a section of the arcade. Rather than spending the federal funding, which will have to be repaid if there is development, he believes the City should go back to Melilli and do the master plan at that site. Melilli is adjacent to the transportation center and offers better opportunities for transportation. Accessibility is better at Melilli and the site due to the current renovations, there is improvements with lighting, controls, and security cameras. Looking at rough comparisons at the Arcade versus Melilli, what drives public parking is the commercial lease areas. There is 67,000 commercial square feet at the Arcade and there is 271,000 at the Melilli site. They did a survey to see who is visiting at the Arcade and 131 are the average for the week for people visiting Court. It falls between 250 and 300 spaces at the Arcade and he pulled out the Courthouse usage. We pulled out the Municipal building out of the Melilli site as well. The Arcade facility on evening and weekends without Court the parking between Dingwall and Court is 381 spaces and between Court and Washington models out between 300 and 320 public spaces and the variance is you have employee parking that is freed up in the evenings. Comparatively speaking at public parking spaces and demand generation of a public visit, without the Courthouse, Police, and City Hall, the arcade has less of a need of public spaces than the Melilli site.</p> <p>Mr. Hartley shows a printout of the finished location as Melilli is under construction right now. Ingress and egress are from deKoven or Melilli. There are control systems in the design. His goal is not to design the garage but to get the \$120,000 that has been appropriated for the Arcade garage and it is to get the funding to the Melilli site for the garage. He states one thought is to take up a foot print of 113 spaces along Washington Street and to put retail on the ground floor. It could be a dry cleaner with work done off site or a small coffee shop. Those things would work.</p> <p>Mr. Hartley continues, there will be general costs needed for improvements to all the surface parking sites. Lighting and security at the Melilli lot is about \$500 per space. The estimate, looking at current infrastructure is about \$844,000 and that is \$100,000 for the Arcade to improve lighting, call boxes, security cameras and signage. There is a need to repair to hold that location until Melilli is constructed. He thinks the cost would be about \$500,0000. there is \$500,000 for a place holder until they get an engineer in to look at the facility. The Service Life</p>

assessment of the Arcade, Purcell did one in 2008 and one in 1992 and they did it for \$6,500; it is an estimate to bring the Arcade up to industry standards and to be maintained for the next 5 years. If the \$500,000 is a good rough estimate, you are looking at a pro forma of \$100,000, each year, to be invested over 5 years. He thinks the revenue stream on the upper Arcade would pay for it. Pricing adjustment needs, in collaboration with the Parking Advisory Committee, they looked at the needs and the best example he can give is the airport; the closer you park to the terminal, the parking is a little more expensive. You park farther away, then it should be less. On street parking on Main should be more; off street should be less. It only makes sense if the most convenient parking costs a little more. Our pricing is the opposite. The lower pricing is the most convenient and the farther away is more expensive. The model needs correcting. To correct it, you need to reverse the pricing. Take your Main Street at \$1.50 and take your off street as less. The net effect is you have 34 more spaces that are increased. The numbers are close. There are 171 metered spaces in town. To cover the cost of the recommendations, he would increase off street parking from \$.50 to \$.75 per hour and reduce 2 hours of free parking to one hour and increase the monthly parking permits for non-qualifying workers and businesses. The proposed improvements would be paid in 5 years. He shows rate comparisons between Danbury and West Hartford. There are various price points for monthly parking. All off street parking would be \$.75 cents per hour. Signs, spaces and permits and the proposals to increase permits from \$55 to \$75 per month; the space permits that are signed, vanity permits held for the business 24/7 all year round and nobody can use that space, the pricing is based on \$.75 cents an hour, 52 weeks per year. He states the lower arcade is \$.45 cents per hour for 50 weeks. He discusses the workforce parking program that would be \$2.50 for up to 8 hours if they earn less than \$30,000 per year. Employee parking can be paid for with pre tax income to lower the effective rate. They discussed leveraging the marketing through the Chamber of Commerce to set up something for businesses in Middletown so employees can pay for parking with pretax dollars. The cost could be paid for by the FICA match. There is no cost to the businesses because the parking would be deducted before tax is paid reducing the FICA payment. The revenue analysis, the impact of the adjustments models out and does not include the work force parking program or validation program so the numbers are inflated because they have not been included and can lower his numbers by \$100,000. It shows an estimated \$1.3 million and with the programs might drop to \$1.2 million.

In summary, moving the garage from the Arcade to Melilli, to expend funds for the Arcade to get a five year life out of it and to improve the parking and lights there. There is a greater need for additional parking at Melilli and there is concern of losing 350 spaces versus 161 spaces during construction at the Arcade. If you are a parking professional, you want the garage as close to traffic and ease of ingress and egress. These are in place at the Melilli site.

**Point of Order**

Councilman Serra suggests holding off questions until we hear from the public and then we can ask Mr. Hartley questions after the public speaks. Acting Chair Bibisi asks if the Council agrees; the vote is unanimous.

**Workshop Closes**

The Acting Chair closes the workshop at 7:32 p.m.

**Public Comment Opens**

The Acting Chair opens public comment at 7:32 p.m.

Joseph Spadaccini asks how long the parking plans have been in the process. Chair Bibisi asks him to direct questions to the Council. Councilman Serra asks Mr. Hartley to write them down so that he can respond to them. Mr. Spadaccini states the parking garage was in the paper on Monday and that is the first the taxpayers have heard. Knocking down the wall and building the lot for \$1 million is ludicrous. Washington Street is a State road and the egress is close to the State road and there are different setbacks. Also in the 70's when the sewers were on Williams street all the fill was not suitable and Tomasso had to bring in new fill. The garage needs pylons drilled and he believes the soil is not standard. He gave Mr. Serra a note from the Hartford Business Journal. It is about Pittsburgh and they had \$250 million to run the parking facilities; they ran it all. They maintain them and do their own snow removal. The City of Pittsburgh went out to bid and \$254 million is a lot of money and the Council should think about that before ripping up a parking lot that was already done. If they wanted a garage, why redo the lot and this process has been going on for eight months.

Catherine Johnson supports moving the funding from the Arcade to Melilli and I presented a master plan for Middletown and she looked at it again for parking in 2007 and she is probably the only person who understands the parking and she did a far more complete study of downtown than the engineering study did. She thinks it is great to move the funding and it would not help the City to encumber the site with a parking garage if we want to attract a developer there. The location on the Melilli parcel must be done in great care. It would be bad to build a 5-story garage along Washington street. She appreciates seeing the numbers, but Washington Street is one of the City's most important streets and you don't

want to front your important streets with empty spaces. No one wants to walk along a parking garage and even with retail, no one will be fooled about the four upper stories. If you make it look like a commercial building, they still know it is lifeless. When people are in a 4 or 5 story building, it becomes inviting. Those three words are key to making a piece of real estate work in down town. We had a variety of buildings on Main Street with mixed uses and all sorts of activity on Court Street and she mourns the loss of what happened there and the parking garage was put there and no one wants to walk there. It looks dumpy. The City should make a different choice and we need to pull parking back a minimum of 80 feet. The Court to Washington block is so large you can accommodate 700 – 900 and you can develop 350,000 square feet. That would make a difference in our tax bills. This could restore and rebuild Middletown.

David Sauer addresses the Council and discloses that his wife owns Cold Stone Creamery. He addresses changing the location of the garage. We have been doing this for years and the analysis was done and a decision was made and now we are talking about changing and nothing has changed. The only argument that is new is the need is greater at Melilli and it is based on assumptions not in reality and fact. The director states more parking is needed at Melilli because of the square footage and he is saying that the Riverview Center is the only square footage. We ignore the courthouse. There is 8,000 square feet for First and Last Restaurant. There are 130 cars in the Arcade and Riverview is done as is the Courthouse by the end of the day. If the analysis is true, then there would be no one in the arcade. It doesn't make sense to revisit these things to justify a predetermined outlook. If you want to look at figures, he took the analysis of square footage and included the restaurant and the police station and the courthouse. You have 247,000 sq ft and you have 53 private 14 on street and 178 available to the public on the top level. You have 245 parking spaces and you end up .999 spaces per square foot. You need to look at the facts and not the assumptions.

Mike Stone owner of Main Street Market and New England Emporium and on behalf of the Main Street businesses he supports the garage at Melilli. We have had an extensive study that showed Melilli needed the parking. We are trying to grow economic development and to do that we need to have parking to bring people downtown. He doesn't see a reason to put a garage in an underused facility. Parking should go at Melilli.

Marc Levin states our family has been on the street for a long time and has been talked about for many generations and Tom's numbers and facts, if we build it at the Arcade and someone comes in to find parking, there is nothing left. The traffic flow, Melilli needs to be addressed and he hopes you understand that need.

Diane Gervais, Manager of Amato's and she is representing the Amato family and they support the suggestion to moving the parking garage to Melilli. I too have concerns on how it will look and appropriate architecture should be used. It can be done. she supports this and it is time to move forward with this project.

Welles Guilmartin business owner in the north end of Main Street since the 1970's and has been involved with north end development and the task force and is interested in the parking in Middletown. He sat on the Parking Commission and sits now on the Advisory Committee. A couple of things to remind everyone, if one looks at the actual parking structure at the Arcade, it is only 130 additional parking spaces and we will spend 10 million for those and it is \$80,000 per parking space. The proposal to move it from the Arcade to Melilli will triple the number of parking spaces to the public and in turn cuts the cost by about 2/3's. There are many factors in parking and this has been talked about for decades. He appreciates Cold Stone Creamy's concern, but something has to be done. The dollars being spent will cut the costs by building at the Melilli lot.

Sebastian Logiudice states he is against the parking garage; there is one at Middlesex Mutual. He would like CVH closed. And he would like to see an auditorium like what was done in Saybrook. When he spoke years ago a former mayor said where is the money coming. He doesn't like to see the old buildings destroyed, like the church near Stop and Shop. Park and Recreation has an office at Riverview and they don't need it. He asks why the offices are scattered. You can build a building next door to city hall that might be a better idea. You can widen streets and put in more parking rather than a parking garage. It is difficult to light and he read in the paper that you gave \$1 million to Xenelis to build it.

Michael Arafah owns Coffee House Studio in the north end and he has been there for 20 years. He will be affected by this construction.. He is within 100 yards of the structure being built. He is going through the same problem with the construction of the apartment complex on Ferry street and had disruptions on about 60 occasions and he asks the Council's consideration for his business.

Melissa Schilke doesn't have a strong opinion on where it should be but has concern about the height of 4 or 5 stories. It becomes a canyon and that is her

concern. Do it carefully and delaying until you get another design, you are delaying parking for all the merchants.

Marie Kalita Leary downtown business district, she sent a letter from the Board of Commissioners who represent the Downtown businesses; they support the change to the Melilli site. They want to keep the Arcade for open development and Melilli needs to stay for public use. Let's not forget the other parking lots in downtown. The lots need to be fixed. When you are looking at changing the parking structure, you should look at the lots now. Paying the meters with credit cards has had positive feedback.

#### Public Comment Closes

Acting Chair Bibisi asks if other members of the public wish to speak; if not, he closes public comment at 7:56 p.m.

Acting Chair Bibisi recognizes Councilman Streeto. Councilman Streeto defers to Councilman Serra who states we should hear about the questions asked first.

Mr. Hartley states he did take some notes and will apologize in advance if he missed any of the questions. As far as the parking garage how long it has been in place: he responds the study was done in 2006 and both sites were discussed and he became involved a few months after his arrival. His first concern was the number of spaces they would lose due to construction and we have to offset that loss. The garage design: in no way shape or form should it be done by the Parking Director. His goal is not to design a garage and he was asked where he would put it and he answered the question. His recommendation is getting the funding appropriated for the Arcade to the Melilli site. The comments regarding the square footage, he did not measure and if there was square footage missed, he will yield to you and with 74,000 sq ft., it still stacks up against 270,000 at the other block. The courthouse was not ignored and for one week, everyone was counted. It is self evident that there is forced displacement from Melilli to the Arcade to free up parking. Adult Ed has been forcibly displaced and I know that we close the Arcade when court is really busy. My premise is the need is greater at Melilli, but his concern is what happens when we are under construction and if we lose the Arcade due to construction; he would have to recommend that you delay construction until you have enough parking spaces in the city to make up for the loss of the 366 spaces while under construction. I would be hard pressed with that directive. It will be difficult and businesses will feel the impact. He did not forget First and Last nor did he forget Amici's. He has a letter of recommendation from them regarding the change of site from the Arcade to Melilli. He spoke to First and Last and he did not get a letter, but we need to bring the Arcade up to industry standards with lighting, security cameras, and repairs. Those things need to be addressed. Those were the thoughts shared by the owner from First and Last; his comments were to that effect.

Councilman Streeto asks in terms of repairs and renovations to the Arcade garage, you used a placeholder number of \$100,000 per year; did you discuss that facility with Public Works. Mr. Hartley states his first meeting was with Purcell who did the first study. His first request is what is the service life of the garage. We need that assessment done and that is the request for \$6,500 to do the work and to have Purcell to do that. They could make the recommendation for what the cost would be. The \$500,000 estimate is from me. Councilman Streeto asks if the number is higher or lower significantly would it affect the site change. Mr. Hartley replies no; there is a price point that we need to address. If they come back and say the garage is unrepairable that would change a lot. He doesn't think that is what will be said. He would still get the parking revenue from that facility. Councilman Streeto states we won't be breaking ground right away and we can get that determination. Mr. Hartley states he needs the \$6,500. Councilman Streeto asks if this will affect you positively or negatively. Mr. Hartley responds the design work has not started yet. Councilman Streeto states this would be a wash, building with it at the Arcade or Melilli. Mr. Hartley responds the biggest impact is taking down the Arcade facility. The biggest impact is the loss of spaces during construction. Councilman Streeto asks income loss. Mr. Hartley states the cost of revenue is impacted. Councilman Streeto asks the aesthetic question. He is comforted hearing Mr. Stone speak along those lines. The question as to whether building a large scale building and blocking the view might not fit in with our streetscape. Can we dig down. Mr. Hartley responds that is an option. Councilman Streeto states that is more expensive. Mr. Hartley, yes; it adds cost per square foot. Councilman Streeto states that might be a way to keep it lower. Mr. Hartley states his goal was not to design it but to get the funding appropriated to get into the design work.

Councilman Serra asks about the first decision and it is about the \$120,000 for the design consultant at Melilli; we would need to explain to look at the federal legislation to access the \$19 million if we change the site. Mr. Hartley replies there is a 20% match the City has to have; \$8 million was earmarked for a parking garage and the City has to match \$1.6 million. Councilman Serra asks if something has to be done because we are changing the site. Mr. Hartley replies not yet and there does not seem to be roadblocks at this time. Before we get too

far, he wanted to make the recommendation to the Council. Councilman Serra states we have to know if we can access the money if we switch the site. Mr. Hartley replies in preliminary conversations there is no impact site to site for the federal funding. It is probably better because the transportation center is right here. Councilman Serra states you failed to mention or I wasn't listening, when was the last increase of parking fees in Middletown. Mr. Hartley states in 1984. Councilman Serra states we were a good deal for parking in Middletown. We are going to propose raising the fees and they will be utilized to pay down whatever improvements to the lots as well as any other costs incurred. Mr. Hartley responds it is his professional recommendation that you immediately improve your parking facilities in the City and they don't fit aesthetically in your streetscape; they don't have lighting, security cameras, or controls. Councilman Serra asks if we are on the low end relative to fees. Mr. Hartley responds yes. Because of the lead time and current parking strategy, the pricing in place perpetuates folks to sit and feed the meters on Main Street. The desirability to visit your town, they don't want to park off street and want on street parking but it is jammed because people are parked there all day. Councilman Serra states the ordinances have a parking fund and each year parking revenue is collected, minus increases in expenditures of the department, shall be given to the general fund. One is parking and seniors and we need to address these. Do you suggest that we look at that to fund the improvements and construction costs. Mr. Hartley responds absolutely. As you look at parking; the revenues can regenerate through improvements. We are just looking at this garage and the north end has challenges and needs additional parking. That has not fallen off the radar. Councilman Serra states the revenue flows are what you want to utilize and the bonding. Mr. Hartley states yes. Councilman Serra states you need to emphasize the improvements to the Arcade parking and individuals who have businesses need to know what you are going to do there. You will fix it, adding security and lighting and that needs to be paid for as well if we move the site. Mr. Hartley states the \$500,000 plus \$100,000 for lighting, security, call boxes, and signage we need to do. During heavy court dates, we close the Arcade. In the evenings, we can improve the use of the facility. Councilman Serra states for disclosure, he is on the Parking Advisory Committee and endorsed this meeting. He requested that Bill Warner, Bill Russo and Bob Dobmeier be at the meeting, but it was denied and with all due respect it would have been good to have heard from them as well. He is not sure if they have all the facts and figures here. He states has the Central Business District endorsed this with a formal vote. Mr. Hartley responds he doesn't know. Councilman Serra asks if the Chamber President has taken an official stance on this. Mr. Hartley states he has nothing in writing from the Chamber. Councilman Serra states those are his concerns. If we do this can we access the \$19 million as well as getting an official endorsement from the Central Business District. Mr. Hartley states with conversations with the State there doesn't appear to be a problem. Councilman Serra states there are rumors that someone is interested in developing the site. He asks to see if extending it over the police lot is feasible.

Councilman Serra states he hasn't heard about the movie theater; has that an impact on the decision using the Arcade. Mr. Hartley states there are no measurements and that folks would use the Arcade and walk across the street. He would assume that they do. Councilman Klattenberg states there is so much more potential for the Arcade parking because of the number in the Riverview Center area and the improvement would help. Mr. Hartley states it is undesirable to park there. Councilman Klattenberg states the comments have been raised in terms of the garage of five stories. Mr. Hartley replies it could be; it is whatever incremental spaces you want. Someone asked me what he would do. There are a number of design elements. Councilman Klattenberg asks if his remarks were based on how many spaces he would be looking for. Mr. Hartley replies yes. For example if you were to take 113 spaces and put retail on Washington Street, the foot print would be 113 per level and if you had 350 to 375 you could go 4 levels and ½ would be retail. Councilman Klattenberg states you are establishing a goal for the garage. Mr. Hartley replies the parking director can offer good information, but the design elements should be done by a professional with input from the parking director. Councilman Klattenberg states you open the door of possibility with the garage and you have if you build it they will come; he doesn't know if that is true and people may do everything they can to avoid parking in a garage. Mr. Hartley states you are doing forced displacement and people who want to park at Melilli should be able to but they can't. Not to have the available space because of the physical demands and quite frankly he can see about the appeal to replace the Arcade with federal funding; however, the impact further down the strip is if you had private investors building at both sites, I would recommend that you hold off building at the Arcade until Melilli has the spaces. He will be happy to move in that direction, but we have the concern during construction because you have to remove the existing facility and building it will take 9 months to a year. He has seen what losing 100 spaces at Melilli has been like, but he doesn't want to see the impact that the loss of the Arcade will have on Middletown. Councilman Klattenberg asks about the pricing adjustment policy and his goal. Mr. Hartley replies it is together and it will get to the Council for a decision. He states parking in Melilli will cost \$7 for a shift, but Main Street it would be \$4. His goal is to provide the utility for both. If they can get turnover on

Main Street so every seven or eight spaces would be turned over. The current pricing doesn't help to turn over the cars on Main Street. Councilman Klattenberg states that is a great analysis and he didn't realize the difference in the cost. He yields to Councilman Serra who has one question. Councilman Serra states he forgot one thing; the City Hall employees where are they right now. Mr. Hartley states multiple places. There are 50 spaces at the courthouse; some are occupying the lower Arcade. Councilman Serra asks when the lot is done, will the City Hall employees be parking there. Mr. Hartley states he is looking at that. Councilman Serra states they used to park at the lower Arcade; we need to discuss this. Councilman Serra states he would like him to look at the parking budget and budgeting for water, sewer and sanitation fees. The thought of budgeting for revenue flow back into infrastructure that City budgets have for employee parking so we have a flow back so the Council can look at that. Mr. Hartley states he will consider that. Councilman Klattenberg asks about Planning and the Public Works Department; have they been engaged with this. Has there been internal discussions. Mr. Hartley states Director Russo and I have a strong collaboration. We have 35 spaces closed because the water seeps down and gets on folks' cars and there is damage to the cars. They are having daily conversations on this.

Councilman Daley states I too last month when it came up, he was at a point that they were not ready to make the decision to shift the funding from the Arcade to Melilli. He had a lot of questions and thought this was the right approach to hear from you and the business community and have the opportunity to ask questions of Director Warner and Russo. The Mayor is not here to comment on that and he wants the opportunity to ask questions of those Directors. Bill Warner was actively involved in the study and Mr. Russo was directly involved with the Arcade and they should have been able to ask questions on that. He wanted to know what exactly has happened since 2008 and asks if work has been done. Mr. Hartley states no. Councilman Daley asks if a company has been selected. Mr. Hartley responds a company was selected and there is a team put together. No money has been spent. Councilman Daley states in two years, nothing has been done. Mr. Hartley responds that is correct. The team is selected and that is when he began asking questions. Councilman Daley states you have raised some good questions and he recalls seeing renderings of possible designs for the new Arcade that had an at grade entrance level with the businesses and it was an attractive design. It was a rendering. Mr. Hartley responds there was a request and he saw it today from some companies that offered renderings, concepts. But the \$120,000 has not been spent. Councilman Daley states it was pro bono to get the work. Mr. Hartley replies the request for the money is his initiation. Councilman Daley states the Council authorized it two years ago. Mr. Hartley states he understands that. Councilman Daley states Purcell did a study in 2008 and can you highlight what they recommended and what was done. He states now we need to get them back and what has been done is a concern of his. Mr. Hartley replies his goal is to maintain it for the next five years. Councilman Daley asks what the 2008 Purcell study, what was addressed in that. Mr. Hartley states there is a metal plate you drive over and that is a short term fix and that is in the study and Public Works is moving forward with it. Councilman Daley states they didn't do a lifespan on it. Mr. Hartley states what do we need to do to the facility to make it last for five years. Councilman Daley states that was not addressed in 2008 study. Mr. Hartley replies no; that is his request for a study. Councilman Daley asks about the utilization of Middlesex Mutual spaces. Mr. Hartley states he has had a discussion of utilizing it for City employees; there is some availability there. There is not a parking surplus at either location. Councilman Daley states he has the question and is skeptical whether a parking garage will sell in Middletown. His sense is not a lot of people other than employee parking utilize that garage at Middlesex Mutual. He defers to Vinnie Amato; the New Britain experience; before the decline of downtown, a garage was built even when it had a viable downtown, it was not utilized. He would be concerned about that wherever you put it in Middletown. His argument is why when he comes to First and Last or Amici's he usually tries not to park in the Arcade. But when I go to Cold Stone Creamery, I park there. Some people like to see where they are going from their parking site. Mr. Hartley responds he believes that Melilli would meet both those things. Councilman Daley states you have a two level parking structure that is accessible at street level access. He states he has a lot of questions about paying for a multilevel garage; do you think taking the \$120,000 and getting a design and can't get a total design, but to use that money to get preliminary designs for two different approaches to evaluate them. One is rebuilding the Arcade and the second a multilevel facility at Melilli. Mr. Hartley responds personally no; he understands to replace the Arcade utilizing the federal funding. If you had a private developer today, I would ask you to hold off until we have a garage at Melilli to replace the loss of the 380 sites at the Arcade.

Councilman Pessina states to bring the Arcade up to specs. Mr. Hartley replies he plugged in \$500,000 for fixing it and \$100,000 for lighting security and cameras, signage so you have full utilization of the garage and it is safe and secure. Councilman Pessina states once we do that and bring it to that level we will end up having a safe environment to go to the businesses. Mr. Hartley responds absolutely. Councilman Pessina states if that garage is fully utilized

what is the total parking. Mr. Hartley responds you would maintain the 366 spaces and provide a safe and secure environment and then go back and master plan the front corner and a new garage at the site. He proposes delaying it and do Melilli first. Councilman Pessina states you are looking at Melilli garage first and then doing the parking Arcade. Mr. Hartley replies repair the Arcade first from the revenue stream and keep those spaces that are so desperately needed.

Councilman Pessina states he understands that. His other concern is the raising of the fees. He understands the need for the revenue and in light of the economy and what they are projecting for the next year or two, he is not comfortable for raising the rates for the businesses in that commercial block area because personally that might be detrimental to the business. Mr. Hartley states the off street parking versus the convenient parking, that your off street parking is to reduce your rate. Melilli goes from \$1.00 to .75 cents and reduce free time from 2 to 1 hour. There is a voucher program. The workforce program is important as well. The workforce gives small businesses affordable parking for their employees and paying for them from pretax dollars. Councilman Pessina states he understands about the patrons and he would rather not increase anything right now. He is worried about the businesses near Melilli. Would they be charged more for the new garage; will the fees be increased. Mr. Hartley states when you say the business owners. . . Councilman Pessina interjects the permits. Mr. Hartley replies yes; the permits go from \$55 to \$75 and some owners deduct less than \$30,000 for their salaries and those folks would qualify for the \$2.50 rate to \$.21 cents per hour on the pretax dollars. Councilman Pessina states he is skeptical about a parking garage. He has been around the town a long time and when this design is developed, we shouldn't face Washington Street. It is a bottleneck. It is a four lane road to a two lane road to deKoven Drive. The businesses are exactly right; I want to park and walk to the business. This type of parking and this money, he wants to be insured it will be utilize and have the appropriate security and we need to get the parking surfaces fixed in the City. Councilman Pessina states underground parking will not fly. I think the garage Councilman Daley was referring to, the rendering, was when they were looking at Caldor's there. Acting Chair Bibisi interjects Target. Councilman Daley responds it was for the Riverview Center. Councilman Pessina states he wants the Council to be careful how we spend it and to spend it appropriately to assist the businesses. He reads from the planning newsletter. He wants the parking to be there to support the businesses.

**Motion to Adjourn**

Councilman Serra moves to adjourn the meeting and thanks Mr. Hartley for the great job of presenting the information on the site change. Councilwoman Kleckowski seconds the motion. The Acting Chair calls for the vote and it is unanimous to adjourn. He declares the meeting adjourned at 8:55 p.m.

ATTEST:

MARIE O. NORWOOD  
Common Council Clerk